



THE
A-TEAM

**RE/MAX
FIRST**

8060 36 Street, Calgary T3J 4C9

MLS® #: **A2152995**

Area: **Saddleridge
Industrial**

Listing Date: **07/29/24**

List Price: **\$2,335,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

Calgary

Year Built:

0

Lot Information

Lot Sz Ar:

150,889 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

187

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title:

Fee Simple

Zoning:

I-O

Legal Desc:

8510524

Remarks

Pub Rmks:

Property Highlights • Rare northeast industrial sites • Sites can be sold individually or in multiple sites • No building commitment or architectural guidelines • Currently limited serviced land with potential for future services • Immediate access to major northeast roadways and Calgary International Airport

Inclusions:

Call seller directly

Property Listed By:

Honestdoor Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123